



# STATISTICS

## YUKON REAL ESTATE SURVEY

Fourth Quarter, 2009

### 1 – Value of Real Estate Transactions

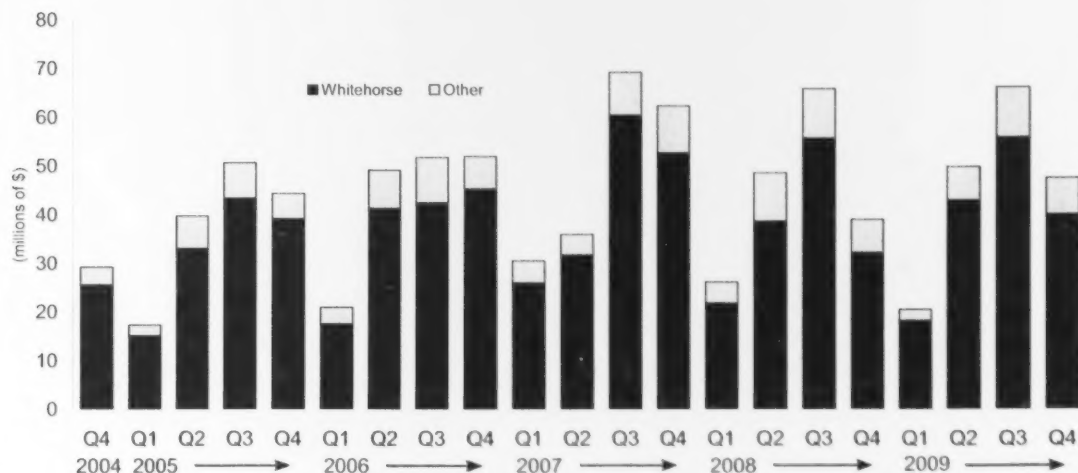
		Yukon	Whitehorse	Other
			(\$000)	
2009	Q4	47,609.6	40,129.7	7,479.9
	Q3	66,302.3	55,964.5	10,337.8
	Q2	49,925.2	43,051.1	6,874.1
	Q1	20,549.8	18,247.8	2,302.0
2008	Q4	39,042.7	32,271.3	6,771.4

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.  
Numbers may not total due to rounding.

The total value of real estate transactions in the Yukon for the fourth quarter of 2009 was \$47,609,600. This is an increase of \$8,566,900, or 21.9%, compared to the fourth quarter of 2008 which was \$39,042,700. The total value of the Yukon's 2009 **annual** real estate transactions (Q1 through Q4) is \$184,386,900. This is an increase of \$4,603,000, or 2.6%, compared to annual total for 2008.

In Whitehorse for the fourth quarter of 2009, the value of transactions totalled \$40,129,700. This is an increase of \$7,858,400, or 24.4%, compared to the fourth quarter of 2008 which was \$32,271,300.

In the rest of the Yukon, the value of real estate transactions for the fourth quarter of 2009 increased by 708,500, or 10.5%, compared to the the fourth quarter of 2008.



## 2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased \$7,858,400, or 24.4%, comparing the fourth quarter of 2009 (\$40,129,700) to the fourth quarter of 2008 (\$32,271,300).

		Total *	Single Houses	Family Lots <sup>1</sup>	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions		(\$000)								
2009	Q4	40,129.7	24,356.6	1,437.1	1,827.3	7,266.5	1,867.8	x	2,760.0	x
	Q3	55,964.5	34,682.4	1,619.9	3,079.5	4,457.4	4,899.7	1,326.3	3,574.0	2,325.4
	Q2	43,051.1	28,441.8	324.3	3,503.2	3,938.2	2,887.3	x	2,048.0	x
	Q1	18,247.8	10,639.3	585.0	x	5,069.9	1,220.0	0.0	x	x
2008	Q4	32,271.3	19,370.3	650.0	959.0	5,582.6	2,688.3	x	x	917.1

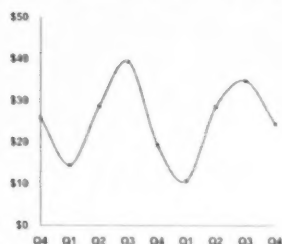
### Number of Real Estate Transactions

2009	Q4	139	75	11	9	30	8	x	3	x
	Q3	190	105	15	16	19	20	3	6	6
	Q2	149	89	4	18	17	12	x	4	x
	Q1	69	35	4	x	21	5	0	x	x
2008	Q4	115	60	4	5	24	12	x	x	5

x = suppressed for confidentiality. Rows may not total due to rounding.

### Total Value of Whitehorse Property Sales, Q4 2007 to Q4 2009, by type of transaction

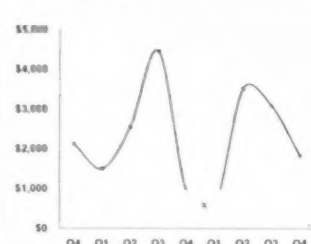
**Sales of Single Houses**  
by quarter (Q), millions of \$



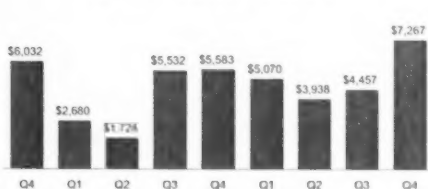
**Sales of Family Lots<sup>1</sup>**  
by quarter (Q), thousands of \$



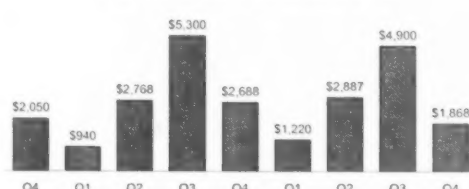
**Sales of Mobile Homes**  
by quarter (Q), thousands of \$



**Sales of Condos**  
by quarter (Q), thousands of \$



**Sales of Duplexes**  
by quarter (Q), thousands of \$



**Sales of Commercial Properties**  
by quarter (Q), thousands of \$



**Sales of Industrial Properties**  
by quarter (Q), thousands of \$



x = suppressed for confidentiality

<sup>1</sup>The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

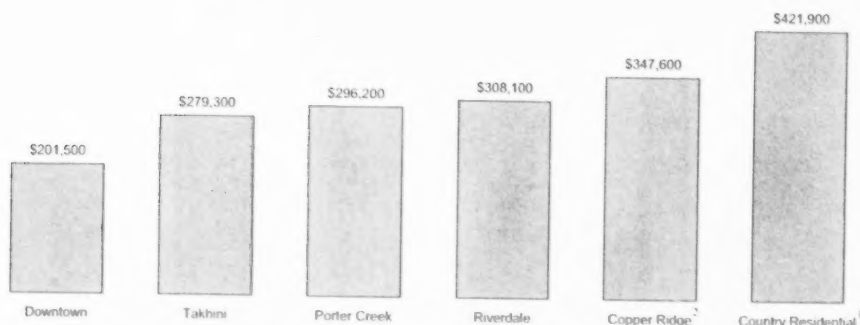
### 3 Value, Number and Average Price of Single House Sales in Whitehorse, by subdivision

		Total	Down- town	Riverdale	Porter Creek	Granger	Country Residential <sup>1</sup>	Copper Ridge <sup>2</sup>	Takhini	Other <sup>3</sup>
Value of Single House Sales		(\$000)								
2009	Q4	24,356.6	1,007.5	4,312.9	4,738.9	x	1,687.5	11,122.0	838.0	x
	Q3	34,682.4	1,763.5	6,768.0	5,686.1	x	4,682.8	13,942.1	0.0	x
	Q2	28,441.8	x	4,548.0	3,079.2	2,903.0	2,848.2	11,624.7	x	1,920.3
	Q1	10,639.3	1,033.0	1,301.5	1,095.0	0.0	1,437.5	5,132.8	x	x
2008	Q4	19,370.3	x	4,477.9	2,170.0	x	x	8,178.8	0.0	1,458.0
Number of Single House Sales		(no.)								
2009	Q4	75	5	14	16	x	4	32	3	x
	Q3	105	6	22	18	x	13	40	0	x
	Q2	89	x	17	10	8	8	33	x	7
	Q1	35	4	5	4	0	4	16	x	x
2008	Q4	60	x	15	7	x	x	24	0	5
Average Price of Single Houses Sold		(\$000)								
2009	Q4	324.8	201.5	308.1	296.2	x	421.9	347.6	279.3	x
	Q3	330.3	293.9	307.6	315.9	x	360.2	348.6	0.0	x
	Q2	319.6	x	267.5	307.9	362.9	356.0	352.3	x	274.3
	Q1	304.0	258.3	260.3	273.8	0.0	359.4	320.8	x	x
2008	Q4	322.8	x	298.5	310.0	x	x	340.8	0.0	291.6

x = suppressed for confidentiality. Rows may not total due to rounding.

- The **average** single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased \$2,000, or 0.6%, comparing the fourth quarter of 2008 (\$322,800) to the fourth quarter of 2009 (\$324,800). The average house price sold in Whitehorse peaked at \$334,900 in the second quarter of 2008.
- The **median** single house price has increased \$14,000 or 4.5%, comparing the fourth quarter of 2008 (\$310,000) to the fourth quarter of 2009 (\$324,000).
- A comparison of prices in the fourth quarter of 2008 with prices in the fourth quarter of 2009 shows that:
  - The average price of a house sold in Riverdale increased from \$298,500 to \$308,100, or 3.2%;
  - The average price of a house sold in Copper Ridge<sup>2</sup> increased from \$340,800 to \$347,600, or 2.0%;
  - The average price of a house sold in Porter Creek decreased from \$310,000 to \$296,200, or 4.5%.

#### Average Price of Single Houses Sold, Fourth Quarter, 2009



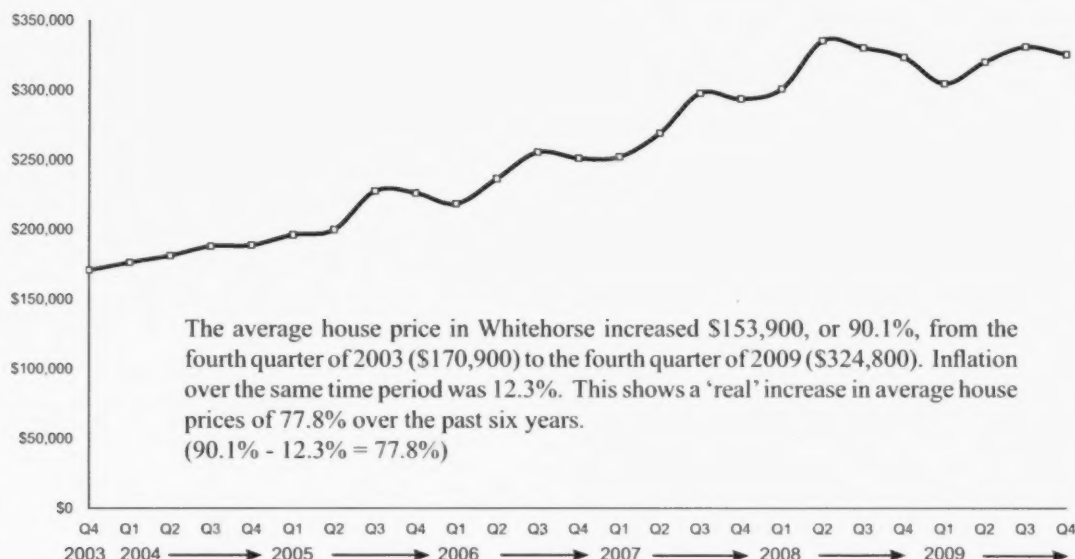
<sup>1</sup> Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.

<sup>2</sup> Includes Logan.

<sup>3</sup> "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

## 4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the fourth quarter of 2003 to the fourth quarter of 2009.



Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

